AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 813 WEST NORTH LOOP BOULEVARD IN THE OLD BRENTWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0041, on file at the Planning and Development Review Department, as follows:

Lot 1, Neelley and McDaden Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 17, Page 59, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 813 West North Loop Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A.

- **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.
- **PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:
  - A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

В.	The following uses are conditional uses of the Property:	
	Agricultural sales and services Commercial blood plasma center Equipment sales	Campground Equipment repair services Kennels
•	Vehicle storage	
used in a	ccordance with the regulations estable district, the mixed use combining d	linance, the Property may be developed and blished for the general commercial services istrict, and other applicable requirements of
PART 4. Brentwood	The Property is subject to Ordina d neighborhood plan combining distr	ance No. 040513-33A that established the ict.
PART 5.	This ordinance takes effect on	, 2012.
PASSED	AND APPROVED  § §	
*1	, 2012 §	Lee Leffingwell
		Mayor
APPROV	ED: AT'	TEST:
	Karen M. Kennard City Attorney	Shirley A. Gentry City Clerk

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COA Law Department

Draft 6/7/2012

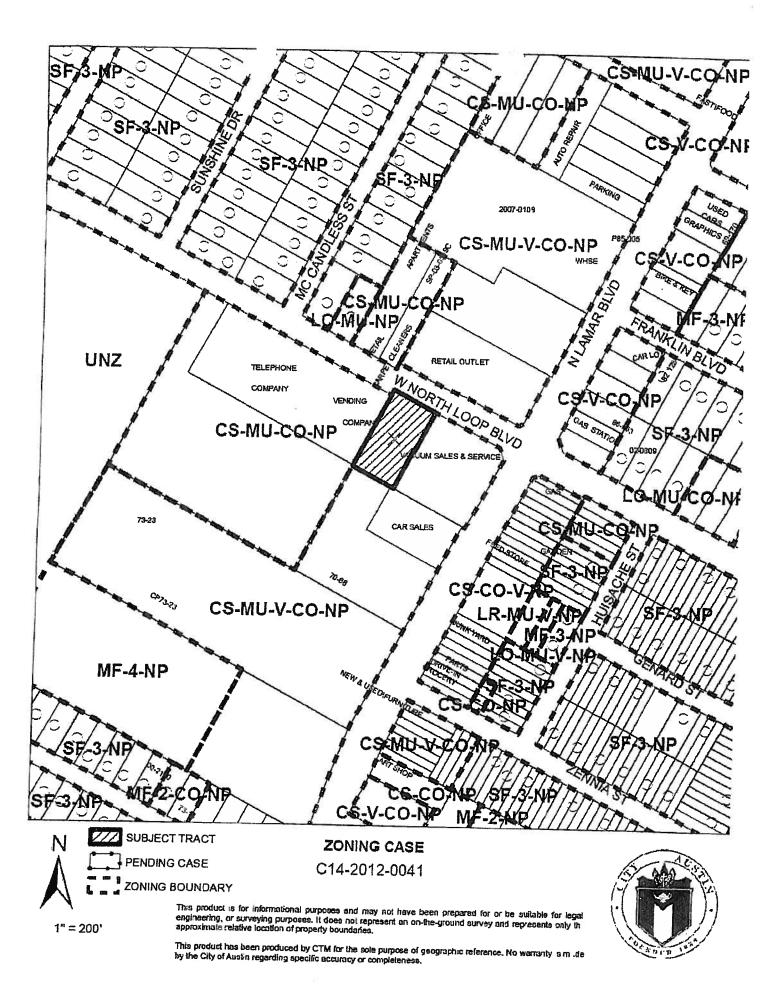


Exhibit A